

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

HEARING RESULTS

Wednesday, August 5, 2015

5:30 P.M.

2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

IHPC Special Meeting on July 15, 2015 regarding the citizen-initiated IHPC Designation Application of Washington Park, a part of the Meridian-Kessler neighborhood.

III. OLD BUSINESS – NO PUBLIC HEARING

2014-COA-498, Part B-2 (CAMA)
416 E. NORTH ST. – Negative Findings

2015-COA-234 (HMP)

APPROVED

APPROVED

2015-VHP-018
2147 N. PENNSYLVANIA ST.
BRYAN CONN

- 1.) Construct a 2-story, single-family house with detached 3-car carriage house.
- 2.) Variance of Use to allow a separate living unit in an accessory structure.

IV. NEW BUSINESS

None.

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2014-COA-409A (CH) (Request to withdraw)

Withdrawn

2014-VHP-028 1000 E. 9TH ST.

(Cont'd from 7/1/15,
4/1/15, 3/4/15, 2/4/15,
1/7/15, 11/11/15, 11/5/15
IHPC Hearing)

JIM LINGENFELTER

- 1.) Construct addition to existing commercial building.
 - 2.) ~~Repair windows, roof and masonry on existing building.~~
 - 3.) ~~Enlarge overhead opening on south side of existing building.~~
- Variance of Use of the I-3-U Zoning Ordinance to allow car sales.

2014-COA-112 (RP)

(Request to continue to September 2, 2015 IHPC Meeting.)

Continued
to Sept.2

2014-VHP-033

806 – 826 DR. MARTIN LUTHER KING, JR. ST.

(Cont'd from 7/1/15,
5/6/14, 4/1/15, 3/4/15,

CROSSROADS DEVELOPMENT AND CONSULTING COMPANY, LLC
Construct 18-unit multifamily building.

10/8/14, 11/5/14,
11/11/14, 12/3/14,&
1/7/15 IHPC Hearings)

Variances of Development Standards of the D-8 Zoning Ordinance for:

- 1.) Reduce required front yard setback.
- 2.) Allow trash to be accessed from public alley.
- 3.) Reduced screening and landscaping.
- 4.) Permit parking area to have deficient maneuvering.
- 5.) Permit maneuvering in right-of-way.
- 6.) More Floor Area Ratio (FAR) than required (.600 max/.950 provided).
- 7.) Less Open Space Ratio (OSR) than required (1.180 min./.920 provided.)
- 8.) Less Livability Space Ratio (LSR) than required (.660 min./.644 provided.)
- 9.) Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided.

2015-COA-177 (FP)
2015-AHP-001

(Cont'd from 7/1/15 IHPC
Hearing)

(Request to continue to August 19th)

702 VIRGINIA AVE.

HOTEL TANGO WHISKEY, LLC

Modification of the Statement of Commitments in 2014-VHP-003:

- 1.) Remove the commitment to not allow live entertainment.
- 2.) Change the commitment limiting operating hours by extending the permitted closing time from 10:00 p.m. to 12:00 a.m. (the opening time of 8:00 a.m. is not changed.)

Continued
to Aug.19

2015-COA-243 (FP)
2015-VHP-023

(Request to continue to August 19th)

638 VIRGINIA AVE

CRAIG MCCORMICK/BLACKLINE

Renovation of the building

Construction of deck

Modification of rear of building to include small addition

Variances of Development Standards of the C-5 Zoning Ordinance to allow the following:

1. A reduced rear transitional yard setback from a protected district (20 feet required, zero feet provided)
2. Carry-out of alcoholic beverages within 100 feet of a protected district (at outdoor patio area)
3. Less off-street parking than required
4. Maneuvering in the public right-of-way (at rear parking lot)
5. Outdoor storage of restaurant equipment (grilling)

Continued
to Aug.19

2015-COA-244 (RP)
2015-VHP-033
2015-ZON-057

(continued from 7/15/15
IHPC Hearing)

(Request to continue to August 19th)

944, 946, 954 and 1010 DR. MARTIN LUTHER KING, JR. STREET

507 and 517 W. 10th STREET, 933 and 935 N. CALIFORNIA STREET

TIM COVER

- 1.) Construction of four residential structures.
- 2.) Rezone site from I3U & C3 to CBDS.
- 3.) VDS for construction within the required clear sight triangle & a reduction in the front yard setback along 10th St.

Continued
to Aug.19

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|--|---|-------------------------|
| 2015-COA-288 (CAMA) | (Request to continue to August 19 th) 735 MASSACHUSETTS AVE JASON BURKE, HALSTEAD ARCHITECTS Construct sidewalk café on existing landscaped traffic bump-out | Continued to Sept. 2 |
| 2015-COA-293 (HMP) | (Request to continue to August 19 th) 1621 N. NEW JERSEY ST. SANFORD GARNER Demolish portion of rear addition, construct new addition, renovate house and construct detached garage | Continued to Aug.19 |
| 2015-COA-295 (CAMA) | (Request to continue to August 19 th) 333 N ALABAMA ST ERIC GERSHMAN, GERSHMAN PARTNERS Replace windows and install awnings | Continued to Aug.19 |
| 2015-COA-297 (CAMA) | (Request to continue to August 19 th) 720 N. COLLEGE AVE BRENT ROBERTS FOR 720 COLLEGE INVESTORS, LLC Amend plans previously approved in 2014-COA-584 | Continued to Aug.19 |
| 2015-COA-298 (HMP) | (Request to continue to August 19 th) 1617 N ALABAMA ST REDEVELOPMENT GROUP, INC Construct new two-family residence with detached 4-car garage | Continued to Aug.19 |
| 2015-COA-299 (LS) 2015-VHP-028 | (Request to continue to August 19 th) 505 N COLLEGE AVE BRENT MATHER FOR ZINK ARCHITECTURE AND DEVELOPMENT <ul style="list-style-type: none"> • Restoration of building including replacement of windows • Restore bays on front elevations, restore main entry and portico, repair Decorative cornice at west elevation and restore all decorative medallions • Replace roof • Reconstruction of balconies on east elevation, • Fill in rear elevation with hardie-panel at courtyard • Install new gutters and downspouts • New privacy fence tuckpoint • Masonry repair • Install new doors • Repair concrete and rebuild foundation at rear balconies. • VDS to allow reduced setback at rear elevation. | Continued to Aug.19 |
| 2015-COA-302 (HMP) 2015-ZON-056 | (Request to continue to August 19 th) 1615 N NEW JERSEY ST | Continued to Aug.19 |

RANDY MCGLOTHLIN

Rezone from C4 to D8

2015-COA-303 (SJ)
2015-VHP-030

(Request to continue to August 19th)

231 E. 11th STREET

JOSEPH LESE

- Construct 3-car, 2-story garage
- Remove vinyl siding, repair wood siding
- Open up 2nd story deck enclosure, install railing
- Construct 2-story covered porch/deck on rear facade
- Remove 3 windows on west facade
- Shorten two windows on south and west facades
- Relocate upper porch door
- Repair existing wood windows and install aluminum storm windows
- Extend walk to garage
- VDS to reduce open space requirement

Continued
to Aug.19

2015-COA-304 (FS)
2015-VHP-032

(Request to continue to August 19th)

1110 S SHELBY ST

NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC

- Installation of outdoor storage container
- Installation of signage on south elevation of building
- Variance of use to permit outdoor storage
- Variance of the sign ordinance to exceed allowed dimensions

Continued
to Aug.19

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2015-COA-235 (HMP)
2015-VHP-019

2042 CENTRAL AVE

EDDIE AND ALISON ARAUCO

- Construct 2-story single-family residence and 3-car carriage house
- Variance of Development Standards for reduced front yard setback
- Variance of Use to allow a separate living unit in an accessory structure

APPROVED

2015-COA-237 (HMP)
(continued from 7/15/15
IHPC Hearing)

1902 CENTRAL AVE.

MARK WEBBER, HEARTH & STONE

Construct a 2-story, single-family house with detached 3-car garage.

APPROVED

2015-COA-282 (IRV)

76 N LAYMAN AVE

ANDREW WILKINSON

- Demolish addition

APPROVED

- Construct new rear addition
- Add deck
- Restore exterior of house

| | | |
|---|---|---------------------------------|
| 2015-COA-286 (LS) | 302 N EAST ST MARK DEMERLY, DEMERLY ARCHITECTS <ul style="list-style-type: none"> • Remove portion of existing northwest roof and construct 3rd floor indoor living area with outdoor uncovered deck. • Convert 2nd floor into a single family residence. • Replace first floor doors with new doors to match. | APPROVED |
| 2015-COA-287 (CH) | 971 DORMAN DEMERLY ARCHITECTS Construct 2-story house with detached 2-car garage | APPROVED |
| 2015-COA-292 (WP) 2015-VHP-026 | 701 WOODRUFF PLACE WEST DR STUART ROBERTSON <ul style="list-style-type: none"> • Restore 3rd floor roof configuration to original; includes removing the existing 3rd floor conversion and building out new roof and dormers • Remove two rear chimneys; • Enclose second story door opening on rear; • Variance of Development Standards to exceed height limitation | APPROVED |
| 2015-COA-301 (CAMA) 2015-VHP-029 | 501 N EAST ST INDIANAPOLIS HOUSING AUTHORITY <ul style="list-style-type: none"> • Modify parking area • Variance of Development Standards to allow construction of parking area in public right-of-way | APPROVED |
| 2015-COA-305 (ONS) 2015-VHP-032 | 1320 N NEW JERSEY ST LORI BALL AND LISA HICKS <ul style="list-style-type: none"> • Construction new addition onto existing house • Expand existing garage into 4-car carriage house • Variance of Use to allow a living unit in an accessory structure • Variance of Development Standards to allow an accessory structure that is the only accessory structure on the lot to exceed the maximum dimensions of 24x30 feet. | APPROVED |
| 2015-COA-306 (HMP) | 1901 N TALBOTT ST KENT SHAFFER BUILDERS, INC Construct new single-family residence with attached garage | Continued to August 19th |

VII. APPLICATIONS TO BE HEARD -CONTINUED

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| 2015-COA-144 (IRV) (Cont'd from 6/3/15 IHPC) | BONNA AVE., BETWEEN RITTER AVE. & S. AUDUBON RD. JASON KOCH FOR DPW | APPROVED |
|--|--|-----------------|

**2015-COA-238 (HMP)
2015-VHP-021**(Cont'd from 7/1/15 IHPC
Hearing)**1850 – 1852 N. ALABAMA ST.
DAVE GIBSON, A3 DESIGN**

- 1.) Construct mixed use building and site improvements.
- 2.) Variances of Use and Development Standards of the C-3 Zoning Ordinance to allow the following:
 - 1.) A reduced front yard setback from Alabama Street property line (10 feet required, 0' provided).
 - 2.) A reduced front yard setback from a protected district along 19th Street property line (as per 731-214(a)(1) (20 ft. required, 0' provided).
 - 3.) A reduced front yard setback from a protected district for buildings over 18 feet tall along 19th Street property line (as per 732-203(b)(8)).
 - 4.) Less off-street parking than required.
 - 5.) A reduced parking area access drive width than required (20 ft. required, 17'-3" provided).
 - 6.) A reduction in parking space sizes than required.
 - 7.) Construction within the required clear sight triangle at the northeast corner of the property.
 - 8.) Construction within the required clear sight triangle at the northeast corner of the parking area at 1850 N Alabama St.
 - 9.) A reduction in the required landscaping in the front yard along 19th Street and along Alabama Street.
- 10.) Variance of Use to allow residential use in a C3 Zoning District (not permitted).

Continued
to August
19th**VIII. APPLICATIONS TO BE HEARD - NEW****2015-COA-
280 (HMP)****1618 N NEW JERSEY ST
CARYN GUBA**

Amend previously approved plans for house and garage 2014-COA-106

Continued
to August
19th**2015-COA-
294 (HMP)****1623 N NEW JERSEY ST
PATRICK MIKUSKY****2015-VHP-
027****2015-ZON-
055**

- Construct 3-story, single-family residence with two car carriage house
- Rezone property from C-4 to D-8
- Variance of Use to allow living unit in an accessory structure

APPROVED

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

None.

X. PRELIMINARY REVIEW

None.

XI. CLOSING BUSINESS

None.

XII. ADJOURNMENT